

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 19, 2006

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

89-DR-1998#2
Barton House Phase 2

LOCATION

7001 E. Mountain View Road, at the southwest corner of N. 70th Street and E. Mountain View Road, adjacent to Chaparral High School.

REQUEST

Request site plan and elevation approval for Phase II of the Barton House an assisted living facility.

OWNER

Kleege Enterprises
858-481-3081

ENGINEER

Morrison & Maierle Inc.
480-517-5800

ARCHITECT/
DESIGNER

Tag International
512-328-1010

APPLICANT/
COORDINATOR

Bob Bouchard
512-740-5314

BACKGROUND

Zoning.

The site is zoned Multi-family (R-5) District. This district permits high density, multiple family residential developments including apartments, town houses and condominium projects as permitted uses. Residential health care facilities including assisted living facilities are conditional uses and require a conditional use permit.

Context.

The site is located at the southwest corner of E. Mountain View Road and N. 70th Street, west of Scottsdale Road and south of Shea Boulevard.

Adjacent Uses:

- North: N. 70th Street and the Acacia Creek Apartments with R-5 zoning
- South: Single family residential neighborhood within the Town of Paradise Valley with R1-35 zoning
- East: E. Mountain View Road and the Phase I of Barton House with R-5 zoning
- West: Chaparral High School with R1-43 zoning

APPLICANT'S
PROPOSAL

Applicant's Request.

The request is for approval of site plan and elevations of Phase II of the Barton House Alzheimer care facility. This is the second phase of development on the site with the first phase of the project approved by the DRB in 1998. Phase II will match the design, building style, materials and colors of the original phase and is in accordance with the overall site plan approved for the property. Each resident will be accommodated within the building in an individual residential suite containing a bedroom, sitting area and small bathroom, while the larger facility contains an activity room, living room, kitchen and dining room and other amenities. The parking area is located north of the building with site access

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from 70th Street to the east.

The one story building contains sand pebble tan dryvit finished walls with pitched burnt orange/ red Spanish Mission clay tile. Rough sawn wood fascia and decorative rafters are provided at the base of the roof around the building and for the canopy cover along the south side of the building. An upper level raised roof area serves as the mechanical room and provides clearstory windows to the living and activity rooms below. Bronze tint windows are provided around the building with reddish/ brown lintels provided over doors and windows.

A landscape and garden area is situated along the south side of the building with patio and turf area with granular trail through the courtyard/ garden area. Plant materials includes an enhanced xeriscape style with Blue Palo Verde, Willow Acacia and Mesquite trees plus, Bougainvillea, Bird of Paradise, Lantana and other groundcovers plus approximately 1,900 square feet of turf area located within the enclosed courtyard/ garden area. The supervised outside activity area is enclosed with 7 foot tall stucco finished CMU walls painted to match the building. Sidewalks are provided from the building and parking lot to sidewalks along N. 70th Street.

Development Information:

- Existing Use: Undeveloped site
- Proposed Use: Single story assisted living facility
- Parcel Size: 0.9 Acres (39,204 square feet) for Phase II, with Phase I containing 1.0 acre
- Building Size: 9,800 Square feet (gross)
- Building Height Allowed: 36 feet
- Building Height Proposed: 24 feet
- Parking Required: 15 spaces
- Parking Provided: 15 spaces
- Open Space Required: 14,108 square feet
- Open Space Provided: 22,269 square feet
- FAR: 9,800 square feet/ 39,204 square feet or 0.24
- Number of Units: 20 residents can be accommodated at the facility
- Density: 20 residents within the single building located on 0.9 acres

DISCUSSION

This is Phase II of the Alzheimer's Care facility on the site. The building and site design match the original Phase I development of the site which was planned to be integrated with the second phase. Seven (7) notices were sent out to property owners within 300 feet of the site. At the time of preparing this report, staff has received no comments on this application.

KEY ISSUES

- No adverse land use impacts are anticipated with this application.
- The proposed building matches the Phase I building and appears suitable with and conforms to the character of the surrounding area.

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	<ul style="list-style-type: none">• No public comment has been received on this case.
OTHER BOARDS AND COMMISSIONS	<ul style="list-style-type: none">• Case 7-ZN-1998 rezoned the site from S-R to R-5.• Case 9-UP-1998 gave conditional use permit approval for a minimal residential health care facility for the subject site in May 1998.• Case 89-DR-1998 gave development review approval of the Phase I of Barton House on the larger 1.9-acre site in August 1989.
STAFF RECOMMENDATION	Staff recommends approval, subject to the attached stipulations.
STAFF CONTACT(S)	Al Ward, AICP Senior Planner Phone: 480-312-7067 E-mail: award@ScottsdaleAZ.gov
APPROVED BY	<hr/> <div>Al Ward Report Author</div> <hr/> <div>Lusia Galav, AICP Current Planning Director Phone: 480-312-2506 E-mail: lgalav@scottsdaleAZ.gov</div>
ATTACHMENTS	<ol style="list-style-type: none">1. Applicant's Narrative2. Context Aerial2A. Aerial Close-Up3. Zoning Map4. Site Plan5. Landscape Plan6. ElevationsA. Fire Ordinance RequirementsB. Stipulations/Zoning Ordinance Requirements

Project Narrative

Date:	October 13, 2005	Project No:	472-PA-05
Coordinator:	Al Ward	Case No:	
Project Name:	Barton House Phase II		
Project Location:	7001 East Mountain View Rd. Scottsdale, AZ 85253		
Property Details:	Multi-Family Residential		
Current Zoning:	R-5	Proposed Zoning	R-5
Number of Buildings	1	Parcel Size	39,204 s.f.
Gross Floor Area	9,800 s.f.	FAR / Density	.249
Parking Required	15	Parking Provided	15
Setbacks	(N) 60' (S) 37' (E) 40' (W) 15'		

Description of Request:

Construction of a single-story, wood-framed Assisted Living Facility of 9,800 square feet for twenty residents with associated site work, paving, landscaping and utilities. This project is the second building of two planned for this site.

Barton House is a residence available for those seniors with Alzheimer's disease or other forms of dementia who are unable to live in their own homes, but who do not require the intense medical care provided by a skilled nursing facility. Each house is a single-story, freestanding structure designed with every detail possible to benefit a person with dementia. The residential character of Barton House provides a more supportive environment than an institutional home and normalizes care for an otherwise mis-served resident.

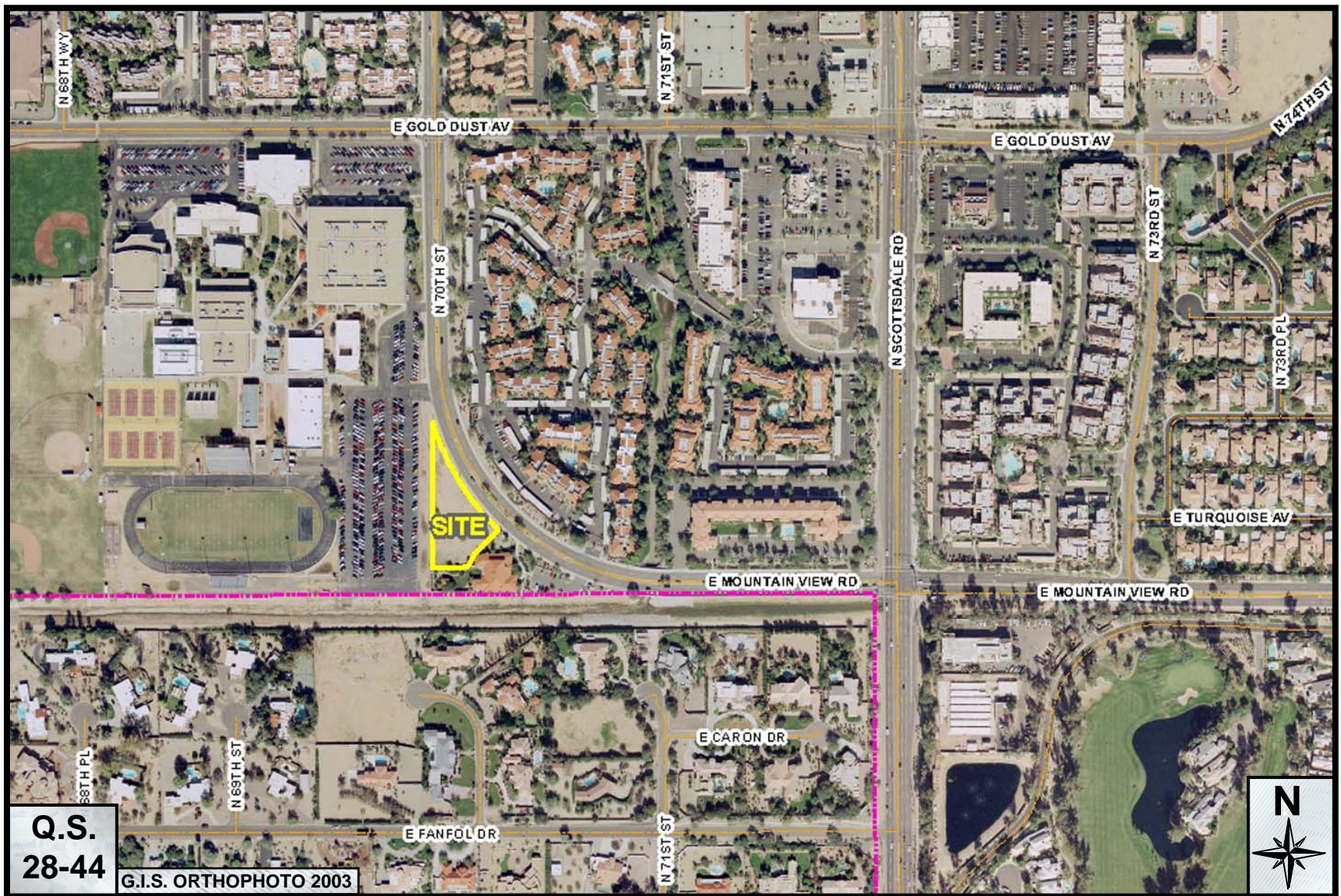
Services provided at the Residence will include help with activities of daily living (e.g. bathing, dressing, grooming, meal service, housekeeping, laundry service and medication reminders). Minor nursing services are provided by the RN/Administrator and a full-time Activities Director is employed at each building to keep the residents active. Each of the twenty residents will live in a private room with a private bath .

The facility will be located on .9 acres of land near a residential neighborhood in Scottsdale. The site is across the street from Chaparral High School and has a good view to the south of the mountains. Free access to the outdoors is a critical component of the facility's care program and a large garden area will be created in the back of the facility for this purpose.

ATTACHMENT #1

89-DR-1998#2

10/24/2005



Barton House Phase 2

89-DR-1998 #2

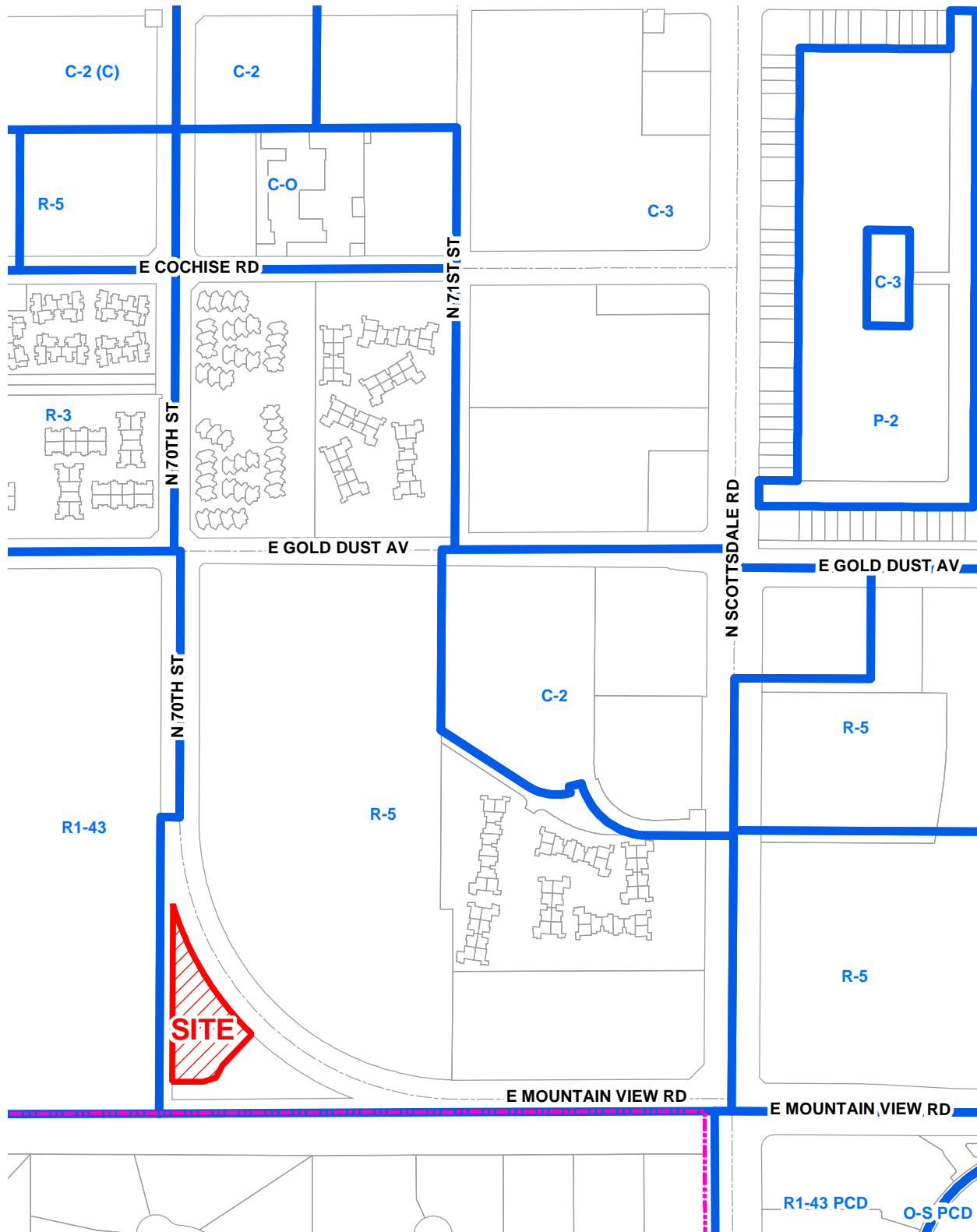
ATTACHMENT #2



Barton House Phase 2

89-DR-1998 #2

ATTACHMENT #2A

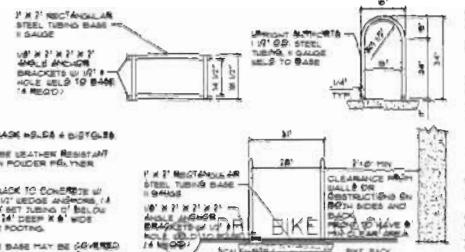


89-DR-1998 #2

ATTACHMENT #3

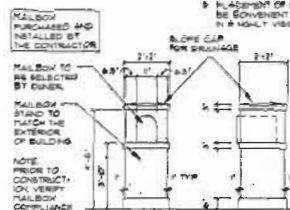
I

1. PROVIDE IDENTIFICATION TO DESIGNATE FROM STREET OR DRIVE - MUST BE ON ALL PLANS (SHEET A-1)
2. FIRE LINES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS: 1) PHASE 1 2) PHASE 2 3) PHASE 3 4) PARKING LOT (SHEET A-1)
3. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE ALTHOUGH COMPLIANCE WITH THE FAIR HOUSING AGREEMENTS ACT & AMENDMENTS WITH DISABILITY ACT & TO INCORPORATE SAME INTO THEIR BUILDING PLANS.
4. BURST PLANS AND SPEC'S FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD FRESH AIR EXHAUST FAN (SHEET F-2)
5. PROVIDE KNICK BOX ACCESS (SHEET A-1)
6. BURST PLANS FOR AN OCCUPANT LIGHTING SYSTEM PER APPROVED REVISED CODES (SHEET E-1/2) USE OF MAG LOCKS ON ENTRY DOORS REQUIRES COMPLETE SMOKE DETECTION INSTALLATION THROUGHOUT THE FACILITY.
7. BACKFLOW PREVENTION WILL BE REQUIRED ON CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER APPROVED REVISED CODES (SHEET F-1)
8. PROVIDE ALL WEATHER ACCESS ROAD PAV. TO ALL BUILDINGS - HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
9. MASTER OF SCHEDULED FIRE HYDRANTS ON DEVELOPER'S SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & COMPLETION PRIOR TO THE FOOTING INSPECTION. DEVELOPER TO PROVIDE MAINTENANCE OF FIRE DEPT. RESPONSIBILITY ON COPY OF CURRENT CITY APPROVED CIVIL WATER PLANS. FIRE SPRINKLER CONTRACTOR FOR LOCATING NEW AND/OR EXISTING HYDRANT WATER MAIN SUPPLY DATA SPACED MAX. 10' ON 10' AT 800 PSI (CIVIL SHEET P-1)
10. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED (SHEET A-1)
11. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE CITY ORDINANCE & IFC (SHEET E-1)
12. SUBMIT HAZARD SHEETS & AGGREGATE QUANTITY DATA ON ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLE, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. NFPA 704 RISK RATING & STORAGE SEPARATION, A COMPLETED APPLICATION FOR HAZARDOUS MATERIALS PERMIT SHALL BE PROVIDED WITH BUILDING PLANS. SHEETS WILL BE PROVIDED BY OWNER.
13. FDC BATTERY CONNECTIONS FOR SPRINKLER AND/OR STANCHION WILL BE LOCATED PER ORDINANCE OR AT AN APPROVED LOCATION PER SIZE 2 1/2" X 4" X 1/2" POLYURETHANE CLEAR OF OBSTACLES (SHEET A-1)
14. NFPA COMBUSTIBLE SYSTEM DESIGN CRITERIA, IT HAS 0.000000 WITH QUICK RESPONSE HEADS - ORC OR 1.000000 KITCHEN PROVIDE EXTERIOR 1/2" HOSE VALVES ON EACH BUILDING.



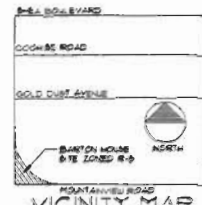
- NOTES

1. DOUBLE RAKE BASES & DISTILLS
2. FINISH TO BE WEATHER RESISTANT BASED-ON POWDER POLYMER FINISHING.
3. ANCHOR BOLT TO CONCRETE IN 1/4" X 1/2" U-BOLT AND ANCHORS (A NUT) OR SET BOLTING 2" BELOW GRADE IN 2" DEEP 8" WIDE CONCRETE FOOTING.
4. CONCRETE BASE MAY BE COVERED WITH TURF OR DECOMPOSED DIRT.
5. PLACEMENT OF DISTILL BOLT SHALL BE CONVENIENT TO MAIN ENTRANCE IN A HIGHLY VISIBLE AREA.



MAILBOX

SCALE: 3/8" = 1'-0" MAIL BOX



- SIDEWALK NOTE

- ### KEY NOTES
- ① ALL CONDENSING UNITS SEE SHEET P-11 LONG PAGE BY GC
 - ② GAS METER SEE SHEET P-11
 - ③ ELECTRIC SERVICE SEE SHEET E-12
 - ④ SANITARY SEWER SEE SHEET P-11
 - ⑤ COLD WATER LINE SEE SHEET P-11
 - ⑥ GENERATOR REFER SHEET E
 - ⑦ EXTERIOR ABOVE-GRADE SIGN SHOT LIGHT ON BOTH SIDES OF SIGN REFER TO LIGHTING SCHEDULE

SIDEWALK NOTE

- ALL NEW 8' x 8' SIDEWALKS SHALL BE 4" THK CONC. W/ 2% STEEL REINF. ON 4" SAND CUSHION. BLOOD FLOW BY CONTROL. JTS. 8" OC AND EXP. JT. 24" OC TYP. THROUGHOUT. PROVIDE 1" EXP. JT. MATERIAL BETWEEN SIDEWALKS AND MASONRY WHERE OCCURS. MAX. SLOPE SHALL NOT EXCEED 1:12 IN ANY DIRECTION.

REFER AND COORDINATE ALL DIMENSIONS
AND EXTENSIONS WITH THE C.O. DRAWINGS

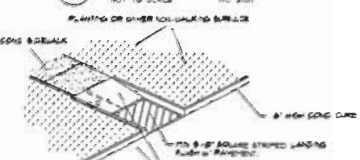
- NOTES:**
1. EXTERIOR EQUIPMENT SHALL BE SCREENED BY WALL MATCHING COLOR AND TEXTURE OF BUILDING.
 2. BONE REQUIRES SEPARATE PERMIT & APPROVAL.
 3. FENCES IF PROVIDED SHALL BE ONE PIECE CONTIGUOUS FENCED.
 4. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEMS ALLOWED.
 5. NO EXTERIOR VISIBLE LADDERS ALLOWED.
 6. ALL POLE MOUNTED LIGHTING SHALL BE MAXIMUM OF 10' IN HEIGHT.
 7. NO CHAIN LINK FENCING SHALL BE ALLOWED.

NOTES:

1. ALL EXTERIOR EQUIPMENT SHALL BE SCREENED BY WALL MATCHING COLOR AND TEXTURE OF BUILDING
2. SIGNS REQUIRE SEPARATE PERMIT APPROVAL
3. FLAGPOLES IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED
4. NO EXTERIOR RUBBING ADDRESS OR SPEAKER SYSTEMS ALLOWED
5. NO EXTERIOR VISIBLE LADDERS ALLOWED
6. ALL POLE MOUNTED LIGHTING SHALL BE MAXIMUM OF 30 IN HEIGHT
7. NO CHAIN LINK FENCING SHALL BE ALLOWED.

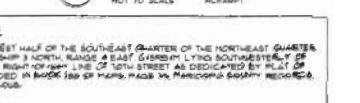
HC SIGN

3 NOT TO SCALE NO. 102



HC RAME

4 NOT to scale HCRAMB



LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21 TOWNSHIP 3 NORTH, RANGE 4 EAST GREEN LINDS SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 RIGHT OF WAY LINE OF 10TH STREET AS DEDICATED BY PLAT OF DEDICATION RECORDED IN BOOK 189 OF PLATS, PAGE 34, MARICOPA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

[illegible][illegible]

PROPOSED SITE PLAN

SCALE 1" = 30'-0"

RELATED CASES
7-ZN-98, 89 DR 98, 9 UP 98

89-DR-1998#2

10/24/2005

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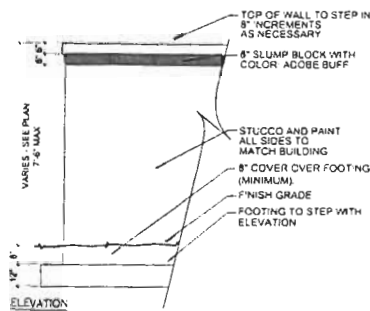
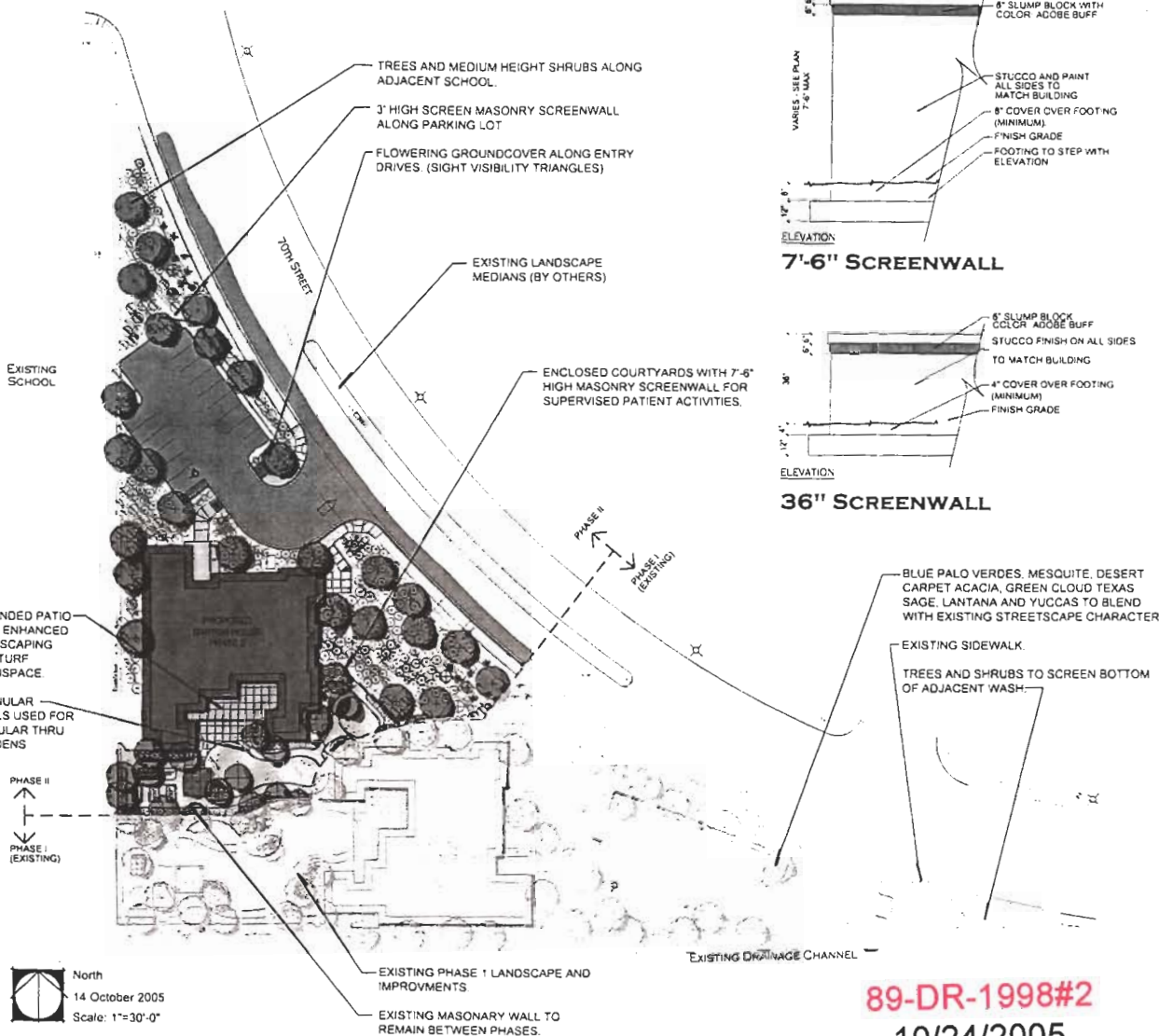
PRELIMINARY
FOR REGISTRATION APPROVAL
DATING 10/05/2005

PHASE II
BARTON HOUSE
NEW ALZHEIMER CARE
SCOTTSDALE, ARIZONA

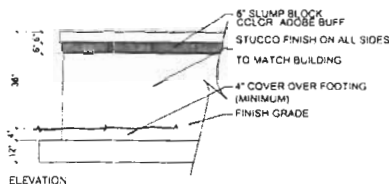
DATE	ISSUED FOR
06-10-2008	WYS REVIEW
08-28-2008	ISMT REVIEW
Submittal by	Checked
PROJECT NUMBER: 5004	
ARCHITECTURAL	
SITE PLAN	
AS1	

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ATTACHMENT #4



7'-6" SCREENWALL



36" SCREENWALL

BLUE PALO VERDES, MESQUITE, DESERT CARPET ACACIA, GREEN CLOUD TEXAS SAGE, LANTANA AND YUCCAS TO BLEND WITH EXISTING STREETSCAPE CHARACTER

EXISTING SIDEWALK

TREES AND SHRUBS TO SCREEN BOTTOM OF ADJACENT WASH

Phase 2 Conceptual Landscape Plan **BARTON HOUSE** 71ST STREET AND MOUNTAIN VIEW ROAD SCOTTSDALE, ARIZONA

PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE
	TREES		
○	BLUE PALO VERDE	CERCIDUM FLORIDUM	24" BOX
○	WILLOW ACACIA	ACACIA SALICINA	15 GAL
○	CHILAN MESQUITE	PROSOPE CHILANSIS	24" Box
○	SHRUBS/GROUNDCOVER		
○	DESERT CARPET ACACIA	ACACIA RECOLENS DESERT CARPET	1 GAL
○	GREEN DESERT SPOON	DASYLIRION AGROTRICHO	5 GAL
○	B KARST BOUGAINVILLEA	BOUGAINVILLEA B KARST	15 GAL
○	RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL
○	OUTBROCK CASSIA	CASSIA QUINQUEFLOLLA	1 GAL
○	NEW GOLD LANTANA	LANTANA CARMINE NEW GOLD	1 GAL
○	GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	1 GAL
○	PETITE PINK OLEANDER	NERUM OLEANDER PETITE PINK	5 GAL
○	RESTRICTED COURTYARD		
○	FICUS NITIDA	FICUS NITIDA	1 GAL
○	SINGLE RED HIBISCUS	INDIAN LAUREL	36" BOX
○	WEDDIE	HIBISCUS ROSA SINENSIS	5 GAL
○	NATAL PLUM TUTTLE	WEDDIEA TRILOBATA	1 GAL
○	WALLPAPER PLANT	CARISSA MACROCARPA TUTTLE	5 GAL
○	FIG VINE	DIETES BICOLOR	1 GAL
○		LIGUSTRUM LAMPANUM	5 GAL
○		FICUS PUMILA	1 GAL

GENERAL NOTES:

1. ALL CITY OF SCOTTSDALE PLANT MATERIAL DENSITY REQUIREMENTS AS INDICATED IN THE CODE WILL BE MET
2. ALL TREES TO MEET THE CITY OF SCOTTSDALE CODE FOR MATURITY AS DEFINED IN ARTICLE III OF THE ZONING ORDINANCE FOR CALIPER AND SIZE REQUIREMENTS
3. ALL LANDSCAPE AREAS TO BE TOPORESSED WITH A 2" DEEP "MADISON GOLD" DECOMPOSED GRANITE TO MATCH EXISTING
4. PLANTS WITHIN THE SITE VISIBILITY TRIANGLE AS DEFINE IN THE CITY OF SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL 3.1-13 SHALL BE SELECTED SOLELY FROM THE CITY OF SCOTTSDALE RECOMMENDED PLANT LIST FOR SIGHT LINE TRIANGLES
5. SITE VISIBILITY TRIANGLES AS DEFINED IN THE CITY OF SCOTTSDALE DESIGN AND POLICY MANUAL SECTION 3.1 FIGURES 13 AND 14 WILL BE ADHERED TO
6. NO TREES WILL BE IN A PUBLIC UTILITY EASEMENT NOR SHALL THEY BE WITHIN 7' OF A WATER OR SEWER LINE

LANDSCAPE NARRATIVE:

THE PROPOSED LANDSCAPE FOR BARTON HOUSE IS CONSISTENT WITH CITY OF SCOTTSDALE STANDARDS FOR AN "N" ALL PROJECT, AND IS INTENDED TO BLEND AND COMPLIMENT THE ADJACENT LANDSCAPE CONDITIONS

IRRIGATION MASTERPLAN:

ALL LANDSCAPE IMPROVEMENTS SHALL BE WATERED BY AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM MAINTAINED BY A PRIVATE DEVELOPER TREES AND SHRUBS WILL BE SEPARATELY VALVED

WATER INTENSIVE LANDSCAPE CALCULATION:

10% OF FIRST 3600-900
5% OF 19,780-989 SF
989-906+1,889 SQ. FT. OF WATER INTENSIVE LANDSCAPE ALLOWED
1,889 OF WATER INTENSIVE LANDSCAPE ANTICIPATED

89-DR-1998#2

10/24/2005

vollmer
& ASSOCIATES

[illegible]

SPAN IN CLAY TILE ROOFING
NATURAL RED

CHERRY LAMINATE COMPOSITE
DECK A COLOR MATCHED ROSS
RED HOUSE 1.5\"

PAINTED SPAN IN CLAY
TILE ROOFING NATURAL
RED HOUSE 1.5\"

SOUTH ELEVATION

[illegible]

10/24/2005

Barton House of Scottsdale
7007 E. Mountain View
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|---|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: .10/1500, KIT .15/1500 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. Use of mag. locks on egress doors requires complete smoke detector installation throughout.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Barton House Phase 2 Case 89-DR-1998 #2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by TAG International with a staff date of October 24, 2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by TAG International with a staff date of October 24, 2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Vollmer and Associates with a staff date of October 24, 2005.
 - d. Site plan open space allocation and calculations shall be consistent with the Site Plan Worksheet submitted by TAG International with a staff date of October 24, 2005.
 - e. Building floor plan shall be consistent with the Floor Plan submitted by TAG International with a staff date of October 24, 2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Chain link fencing shall only be used for recreational courts (i.e. tennis, basketball, volleyball, etc.) if any, and shall be vinyl coated. The color shall be subject to staff approval.
9. Dooley wall fencing shall not be allowed.

ATTACHMENT B

10. All walls shall match the architectural color, materials and finish of the building(s).

Ordinance

A. *Overall FAR of Phases I and II of the project shall not exceed 0.24.*

OPEN SPACE:

DRB Stipulations

11. The developer shall provide a minimum of 22,000 square feet of open space in accordance with the site plan submittal.

LANDSCAPE DESIGN:

DRB Stipulations

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

13. Landscaping shall be consistent with plant palette provided in Case 89-DR-1998.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

14. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.

15. The individual luminaire lamp shall not exceed 250 watts. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.

16. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall be a flat black or dark bronze.

17. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 8 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 2.4 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.

- i. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line. (Add only if proposed)
- j. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 19. No exterior vending or display shall be allowed.
- 20. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 21. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- B. *At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 7-ZN-1998, 9-UP-1998, and 89-DR-1998.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

22. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by TAG International with a staff date of October 24, 2005.
23. The location and configuration of all site improvements shall be constructed to be consistent with the site improvement plans per City of Scottsdale plan check number 72-99A.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

24. A final drainage report shall be submitted demonstrating detention basins for this site were built in phase I, per the improvement plans with a City of Scottsdale plan check number 72-99A. During the DRB phase, it was determined that during phase one of this project, it receive an approved stormwater storage waiver with the improvement plans, PC #72-99A, the stormwater storage waiver in lieu fees were paid and a detention basin that serves both construction phases was built with the phase one improvements. No additional detention basins are required.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

DRB Stipulations

25. The developer shall design and construct one driveway onto Mountain View Road in general conformance with Standard Detail # 2257 for CH-1.
26. Construct ADA sidewalk ramps at the driveway per the new City of Scottsdale DSPM.
27. Provide a bike rack at entrance to the new building.
28. No right of way dedication or street improvements are required.

INTERNAL CIRCULATION:

DRB Stipulations

29. The developer shall provide a minimum parking-aisle width of 24 feet.
30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- C. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Drainage easement	Dedicate a drainage easement over the existing detention basin.

DRB Stipulations

31. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

32. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Mountain View Road except at the approved driveway location.

33. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

D. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

E. No additional refuse enclosures is required for this site. The enclosure was built in phase I.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

34. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****Ordinance**

F. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

- 35. On-site sanitary sewer shall be privately owned and maintained.
- 36. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- G. Privately owned sanitary sewer shall not run parallel within the waterline easement.